

Memorandum

To: Intracorp c/o David MacDuff

Site: Kelkari Phase III, Parcels 3800900080, 3800900090, 3800900120

Legal Description: Lot D, Lot E, Lot F, and Tract G, Kelkari, A binding site plan alteration, recorded in volume 305 of condominiums, at pages 45 through 52, under recording number 20190916001190, record of King County, Washington.

Re: Administrative Adjustment of Standards - Landscaping

Date: June 24, 2022

Project Arborist: Tyler Bunton
ISA Certified Arborist #PN-8715A
ISA Qualified Tree Risk Assessor

Attached: Tree Exhibit (Annotated Erosion and Sedimentation Control Plan, Sheet C2.01, CORE Design, 8/27/2021)

This memo documents the request for an administrative adjustment of standards (AAS) with regards to the tree plan requirements in Issaquah Municipal Code (IMC) 18.12.141 (B) (1) "The following note shall be on all plans: "A tree designated for retention shall not have the soil grade altered within its dripline or within fifteen (15) feet of its trunk whichever is greater.""

Due to the area proposed to be developed on the property and the required grading 15 trees (236, 694, 695, 696, 697, 707, 715, 721, 742, 758, 761, 811, 817, 827, 828) located outside of the clearing limits will need to be removed due to having grading within their driplines if an AAS is not granted. These 15 trees are located far enough from the proposed grading that a loss of stability due to the grading is not a concern. Additionally, since these trees will have disturbance within a small portion of their driplines on one side and no disturbance on three other sides they have a high likelihood of surviving construction and remaining healthy.

Tree 789, located within the development, is proposed to be retained with a retaining wall (Wall 12) located 1-foot inside of the dripline on the west side. If the mitigation measures outlined in the arborist report revised February 23, 2022 are followed this tree should be able to remain stable and healthy throughout and after construction.

Below are the AAS approval criteria as outlined in IMC 18.12.170 (D) and how this proposal meets the criteria with regards to tree 789 and the 15 trees outside of the clearing limits.

Trees 236, 694, 695, 696, 697, 707, 715, 721, 742, 758, 761, 811, 817, 827, 828

1. The adjustment(s) will be equal to, or superior in, fulfilling the intent and purpose of the landscape requirements; and

Allowing grading to occur as proposed within the driplines of these 15 trees an additional 15 existing trees can be safely preserved on the outer edges of the proposed development.

2. The adjustment(s) does not negatively impact the adjacent property owners; and

The adjacent properties nearest to these 15 trees are wooded with native trees and understory. Retention of these 15 trees will provide additional consistent landscaping between the area proposed for development and the adjacent wooded properties.

3. The landscape adjustment(s) shall provide consistency with the intent, scale and character of the zoning district involved; and

The landscape adjustment will allow for the preservation of additional existing trees on-site.

4. The intent and purpose of the required screening and/or buffering of uses or specific areas (for example, dumpsters and parking areas) are not jeopardized.

The retention of existing trees will not jeopardize required screening and/or buffering of uses or specific areas.

Tree 789

1. The adjustment(s) will be equal to, or superior in, fulfilling the intent and purpose of the landscape requirements; and

Allowing a retaining wall within the dripline of tree 789 will allow for the preservation of an existing tree on-site.

2. The adjustment(s) does not negatively impact the adjacent property owners; and

Tree 789 is located within the interior of the development and its retention will not negatively impact adjacent property owners.

3. The landscape adjustment(s) shall provide consistency with the intent, scale and character of the zoning district involved; and

The landscape adjustment will allow for the preservation of an existing tree on-site.

4. The intent and purpose of the required screening and/or buffering of uses or specific areas (for example, dumpsters and parking areas) are not jeopardized.

The retention of tree 789 will not jeopardize required screening and/or buffering of uses or specific areas.

Appendix A Assumptions & Limiting Conditions

- 1 Consultant assumes that the site and its use do not violate, and is in compliance with, all applicable codes, ordinances, statutes or regulations.
- 2 The consultant may provide a report or recommendation based on published municipal regulations. The consultant assumes that the municipal regulations published on the date of the report are current municipal regulations and assumes no obligation related to unpublished city regulation information.
- 3 Any report by the consultant and any values expressed therein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specific value, a stipulated result, the occurrence of a subsequent event, or upon any finding to be reported.
- 4 All photographs included in this report were taken by Tree Solutions, Inc. during the documented site visit, unless otherwise noted. Sketches, drawings and photographs (included in, and attached to, this report) are intended as visual aids and are not necessarily to scale. They should not be construed as engineering drawings, architectural reports or surveys. The reproduction of any information generated by architects, engineers or other consultants and any sketches, drawings or photographs is for the express purpose of coordination and ease of reference only. Inclusion of such information on any drawings or other documents does not constitute a representation by the consultant as to the sufficiency or accuracy of the information.
- 5 Unless otherwise agreed, (1) information contained in any report by consultant covers only the items examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, climbing, or coring.
- 6 These findings are based on the observations and opinions of the authoring arborist, and do not provide guarantees regarding the future performance, health, vigor, structural stability or safety of the plants described and assessed.
- 7 Measurements are subject to typical margins of error, considering the oval or asymmetrical cross-section of most trunks and canopies.
- 8 Tree Solutions did not review any reports or perform any tests related to the soil located on the subject property unless outlined in the scope of services. Tree Solutions staff are not and do not claim to be soils experts. An independent inventory and evaluation of the site's soil should be obtained by a qualified professional if an additional understanding of the site's characteristics is needed to make an informed decision.
- 9 Our assessments are made in conformity with acceptable evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.

***TRENCH vs. CLEARING LIMITS vs. TREE PROTECTION**

ADDITIONAL CLEARING LIMITS BEYOND TRENCH LIMITS FOR THE WATER INSTALLATION IS FOR THE PURPOSE OF PROVIDING ROOM FOR CONSTRUCTION EQUIPMENT. NO GRADING BEYOND THE TRENCH EXCAVATION WILL BE COMPLETED WITHIN TRACT G. TREE PROTECTION ALONG THE LIMITS OF DISTURBANCE SHALL BE INSTALLED AND MOVED ONLY DURING THOSE TIMES CONSTRUCTION EQUIPMENT WILL OCCUPY AREA. PRIOR TO EQUIPMENT ENTERING THE LIMITS OF DISTURBANCE OF RETAINED TREES A MINIMUM OF 12 INCHES OF WOOD CHIP MULCH COVERED WITH STEEL PLATES, OR AlturnaMats® (OR EQUIVALENT PRODUCT APPROVED BY THE PROJECT ARBORIST) MUST BE PLACED AS SOIL PROTECTION WITHIN THE LIMITS OF DISTURBANCE.

TREE PROTECTION FENCING WITHIN CLEARING LIMITS

TREE PROTECTION FENCING WITHIN AREAS OF CLEARING SHALL REMAIN IN PLACE UNTIL SUCH TIME CLEARING, GRADING, AND WALL CONSTRUCTION ARE TAKING PLACE.

Tree Exhibit

Trees unable to meet dripline or 15' requirement which are indicated on plan, 236, 694, 695, 696, 697, 707, 715, 721, 742, 758, 761, 789, 811, 817, 827, 828. Driplines outlined in red, and distances to disturbance measured.

PRIOR TO TANK CONSTRUCTION

DEEP PIT TEST REQUIRED: 1. CONTRACTOR REQUIRED TO COMPLETE A DEEP PIT TEST PRIOR TO TANK EXCAVATION TO DETERMINE LEVEL AND AMOUNT OF GROUNDWATER IN THE VICINITY OF THE DETENTION TANKS. 2. IF SIGNIFICANT GROUNDWATER SEEPAGE IS OBSERVED, AN ACTIVE Dewatering SYSTEM MAY BE REQUIRED FOR DETENTION TANK EXCAVATION.

CONTRACTOR TO INSTALL TEMPORARY WALL PRIOR TO DETENTION TANK EXCAVATION AND INSTALLATION. TEMPORARY WALL TO BE 2.5'x2.5' AND/OR 2.5'x1.25' ULTRA-BLOCK WALL, 6.25' MAX. HEIGHT WITH 1:6 BATTER. TEMPORARY WALL MUST BE CONSTRUCTED OUTSIDE THE WETLAND BUFFER. SEE SHEET C4.31 FOR DETAILS.

PERMANENT DETENTION TANKS SHALL BE UTILIZED FOR SEDIMENT RETENTION. SEE SHEET C4.31 FOR DETAILS. AREA COLLECTED = 1.65 AC. TILL-GRASS 10YR. 24HR PEAK FLOW = 0.77 CFS. SURFACE AREA REQUIRED = 1,602 SF. SURFACE AREA PROVIDED = 1,616 SF. BOTTOM ORIFICE OF CONTROL STRUCTURE SHALL BE PLUGGED UNTIL SITE IS STABILIZED.

SEE OFF-SITE STORM IMPROVEMENT SHEET C4.01

TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL SHEET C2.32 (TYP)

MONITORING LOCATION (MH 301)
DEEP PIT TEST LOCATION

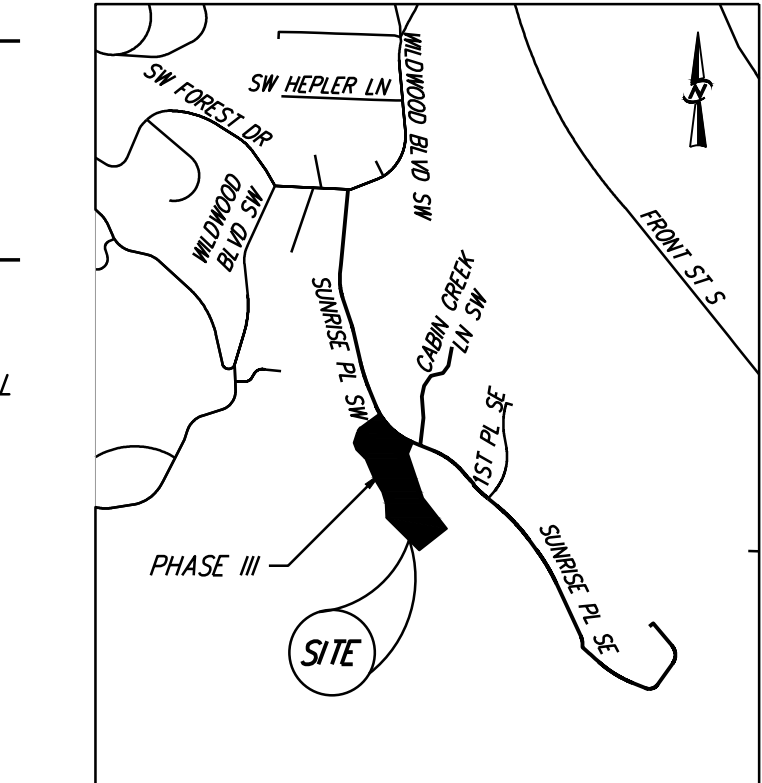
TEMPORARY 12" PVC PIPE

CATCH BASIN INLET PROTECTION INSERT. SEE DETAIL SHEET C2.32 (TYP)

30" INGRESS, EGRESS & UTILITIES ESMT. NOS. 12/18/2016/0506

INTERCEPTOR DRAIN - INTERCEPTOR DRAIN TO BE INSTALLED AND CONNECTED TO ITS DISCHARGE POINT BEFORE ANY OTHER EARTHWORK OCCURS ON-SITE. INTERCEPTOR DRAIN TO BE INSTALLED USING TRENCH BOXES TO REDUCE EXCAVATION LIMITS UPHILL OF INTERCEPTOR DRAIN.

CLEARING LIMITS. CLEARING LIMITS SHALL BE DELINEATED BY 817 FENCE CONSTRUCTION FENCE OR SILT FENCE (TYP)



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

- 652 EXISTING 2' CONTOUR
- 650 EXISTING 10' CONTOUR
- 648 PROPOSED 2' CONTOUR
- 650 PROPOSED 10' CONTOUR
- CONSTRUCTION ACCESS
- LIMITS OF CLEARING
- SILT FENCE
- INTERCEPTOR SWALE
- FILTER FABRIC PROTECTION
- TEMPORARY CONSTRUCTION EASEMENT REQUIRED
- WETLAND
- CONSTRUCTION SEQUENCE NUMBERING
- TREE PROTECTION FENCING

BASIS OF BEARING

N67°47'47"W BETWEEN THE MONUMENTS FOUND IN PLACE ON THE CENTERLINE OF SUNRISE PLACE SW, PER REF. 1.

REFERENCES

1. KELKARI, A BINDING SITE PLAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 191 OF PLATS, PAGES 16 THROUGH 21, IN KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88

HORIZONTAL DATUM

NAVD 83 (91)

BENCHMARK

HELD PER GNSS OBSERVATIONS

SCALE: 1" = 30'



SWPPP

THIS PLAN, SHEETS C2.31, C2.32, AND THE WRITTEN TESC REPORT AND SWPPP FOR CONSTRUCTION ACTIVITIES COMPRISE THE COMPLETE SWPPP.

TREE RETENTION

TREES SHOWN ON THIS PLAN TO BE RETAINED ARE THOSE TREES IN CLOSE PROXIMITY TO THE AREA OF DEVELOPMENT. SEE TREE RETENTION PLAN L000 BY OTHERS FOR DELINEATION OF ALL TREES TO BE RETAINED.

SEE VIEW ABOVE

DATE	SEE STAMP DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
2/11/20	JAMES A. OLSEN, P.E.	DAVID S. VAUGHN	GINA R. BROOKS, P.E.	GINA R. BROOKS, P.E.	PROJECT MANAGER
8/24/20					
12/18/20					
4/27/21					
8/27/21					

EROSION AND SEDIMENTATION CONTROL PLAN
KELKARI TOWNHOMES PHASE III
KELKARI TWO DEVELOPMENT LLC

411 FIRST AVENUE SOUTH, SUITE 650
SEATTLE, WA 98104

DATE

2/11/20

8/24/20

12/18/20

4/27/21

8/27/21

REVISIONS

1. REVISED PER CITY COMPLETION REVIEW

2. REVISED PER MINOR MODIFICATION

3. REVISED PER CITY COMMENTS

4. REVISED PER CITY COMMENTS

5. REVISED PER CITY COMMENTS

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15061

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